

# 165 Water Street, South Norwalk, Connecticut

## COMMERCIAL PROPERTY FOR SALE



- 53,168 Square Feet, Two Story Structure
- Additional Floors can be Added
- 1.85 acre Parcel
- Zone: Industrial #1
- Parking: On-site for 100 cars
- Fully Air Conditioned, Passenger & Freight Elevator, Conveyor Belt
- Attractive Brick Exterior

Contact:

Bruce Wettstein, SIOR

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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



**SIOR**

Individual Members

Society of Industrial and Office Realtors

**VIDAL/WETTENSTEIN, LLC**

719 Post Road East, Westport, CT 06880

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# 165 Water Street, South Norwalk, Connecticut

Located on Water Street near SONO Redevelopment and Norwalk Harbor

<u>Utilities:</u>	All Public, water, sewer & natural gas
<u>Zone:</u>	Industrial #1
<u>Building Size:</u>	53,168 S.F.
<u>Land Area:</u>	1.85 Acres
<u>Age:</u>	1950
<u>Parking:</u>	100 On-site
<u>Tax Assessment:</u>	\$3,405,560
<u>Mill Rate:</u>	25.682
<u>Taxes:</u>	\$1.65 SF
<u>Frame:</u>	Steel frame, concrete floors
<u>Exterior Wall:</u>	Brick veneer
<u>Foundation:</u>	Slab- no basement
<u>Roof:</u>	Flat, tar & gravel
<u>Heating Type:</u>	Forced air natural gas
<u>Air Conditioning:</u>	Full HVAC

Contact Bruce Wettenstein, SIOR  
Office: 203.226.7101 ext. 2  
Email: [bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)

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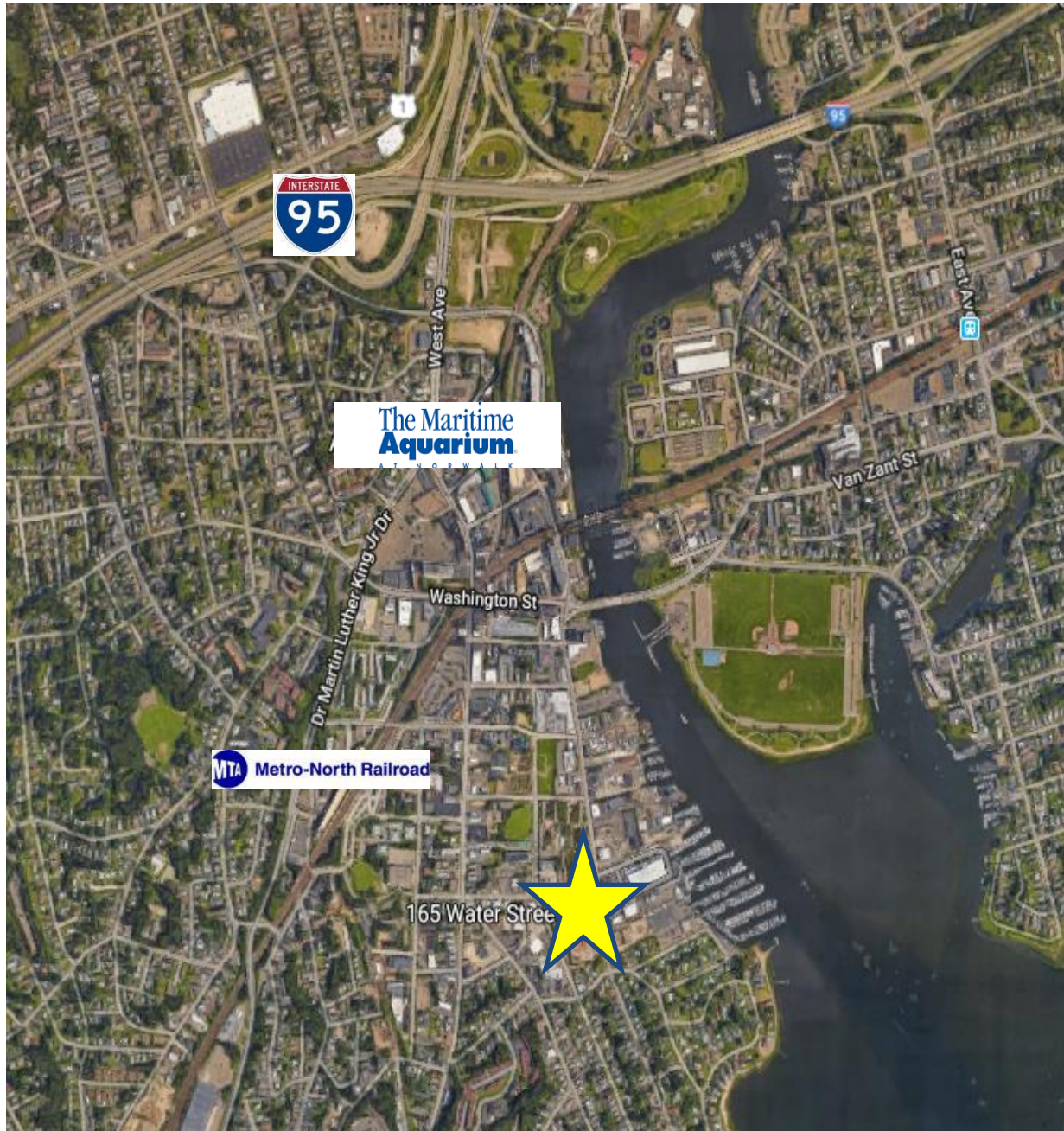
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SCHEDULE LIMITING HEIGHT AND BULK OF BUILDINGS  
COMMERCIAL AND INDUSTRIAL  
CITY OF NORWALK  
PART 1

	1		2		3		4		5		6		7		8		9		10		11	
ZONES	HEIGHT		MINIMUM AREA	SIZE OF PLOT		FRONT		YARDS		AGG. SIDE		MAXIMUM BLDG AREA	FLOOR AREA RATIO MAXIMUM	RECREATION AREA	RESIDENTIAL DENSITY							
	MAXIMUM	MINIMUM		WIDTH	FRONT	SIDE	AGG. SIDE	REAR														
East Avenue Village District	2 1/2 stories & 35 feet; 3 stories and 35 feet for hotels on a parcel of three (3) acres or more		10,000 sq ft	60 feet	40 feet Subject to Sect 118-1000B		10 feet	25% subject to 118-500(B)(4)	20%, minimum 15 feet, need not exceed 20 feet	20% for buildings												
Golden Hill Village District	2 1/2 stories & 35 feet		5,000 sq ft	50 feet	5 feet		None	None	10 feet except where residence zone abuts, then 10 feet per story or 20 feet whichever is greater, subject to 118-1000F	35% for buildings, 80% for buildings and parking, 20% open space	0.7		200 sq ft per dwelling unit, except for elderly & congregate hsg, 125	1,650 sq ft of lot area per dwelling unit								
Neighborhood Business	2 1/2 stories & 35 feet	2 stories and 25 feet, subject to 118-510 C(4)	5,000 sq ft	50 feet	35 feet from centerline Subject to Sect 118-1000B		None except where residence zone abuts 10 feet per story or 20 feet whichever is greater, subject to	None except where residence zone or coastal waters about 10 feet per story or 20 feet whichever is greater, subject to	10 feet except where residence zone or coastal waters about 10 feet per story or 20 feet whichever is greater, subject to 118-1000F	35% for buildings, 80% for buildings and parking, 20% open space	0.7		200 sq ft per dwelling unit, except for elderly & congregate housing 125 sq ft per dwelling unit	1,650 sq ft of lot area per dwelling unit								
South Norwalk Business District	12 stories & 150 feet	2 stories and 25 feet, subject to 118-520 C(4)	None	None	35 feet from centerline, except where 25% of the length of the block front is occupied by buildings on the street line or within one foot of the streetline, then no setback will be required. Subject to Sect 118-1000B		None	None	On interior lots, 10% need not exceed 10 feet beginning at second story sill level or more than 20 feet above centerline elevation of the street. None required on corner lots.	On interior lots, 90% beginning on second story sill level or more than 20 feet above centerline elevation of the street.				1,650 sq ft of lot area per dwelling unit; 785 sq ft of lot area per dwelling unit for developments of 19 units or less, as per Section 118-520 (C)(1)								
Central Business Design District	Subareas A & B: 6 stories & 72 feet; with bonus: 8 stories & 100 feet, except that, in a design district development park, hotels to a maximum height of 12 stories and 150 feet Subarea C: 4 stories & 48 feet; with bonus: 6 stories & 72 feet	2 stories & 25 ft; bldgs located within interior courtyards may be one (1) story	None, except in Subarea B, where a minimum of 20,000 sq ft is required	None, except in Subarea B, where a minimum of 60 ft is required	None, except that a setback of 20 feet is required for structures with office use fronting on the first floor. Except for structures in a Design District Development Park, all structures must be setback 10 feet above the sixth floor, subject to Sect 118-504D(1)(b)		None, except as noted in Sect 118-504D(1)(b)	None, except in Subarea C, where a minimum of 20% is required; need not exceed 20 ft	None, except as noted in Sect 118-504D(1)(b) and in Subarea C, where an average setback of 25 feet is required, not less than 15 ft	Subareas A & B: none Subarea C: 40% buildings, 80% buildings & parking 20% open space	Subarea A: 2.25, with bonus: 3.0 & Subarea B: 2.0, with bonus: 3.0, subject to Section 118-504D(1)(g) Subarea C: 1.0; with bonus: 1.5		150 sq ft per dwelling unit, may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreational areas	Subarea A: 1 dwelling unit per 500 sq ft of lot area; Subarea B: 1 dwelling unit per 800 sq ft of lot area; Subarea C: 1 dwelling unit per 1,300 sq ft of lot area								
Rowayton Avenue Village District	2 1/2 stories & 35 feet, subject to Section 118-530(C)(8)		5,000 sq ft	50 ft	35 feet from centerline Subject to Sect 118-1000B		None	40% subject to 118-530(C)(2) and (7)	10 feet for bldg & parking, except where coastal waters abut, 15 feet	35% for building, 80% for building & parking	0.7, subject to Section 118-530(C)(7)											
Research and Development	2 stories & 35 feet		10 acres	Such that a circle with a 400 ft diameter will fit on the lot	80 feet from centerline Subject to Sect 118-1000B		25% need not exceed 80 feet	50% need not exceed 160 feet	25% need not exceed 80 feet	10% for buildings, 25% for building & paved areas												
Silvermine Tavern Village District	See underlying zone for single family uses; Village District uses: Existing nonconforming buildings none; additions and new structures see B(2)(e) for single family cluster housing, maximum of thirty-five 35 feet to peak for barn structures		See underlying zone for single family uses; Village District uses: 3 acres		See underlying zone for single family uses and accessory uses; Village District uses: Existing nonconforming buildings none; additions and new structures 15 - 25 feet, subject to Section 118-531(D)(2)		See underlying zone for single family uses and accessory uses; Village District uses: Existing nonconforming buildings none; additions and new structures 15 feet, subject to Section 118-531(D)(2)	See underlying zone for single family uses and accessory uses; Village District uses: Existing nonconforming buildings none; additions and new structures 40%, subject to Section 118-531(D)(2)	See underlying zone for single family uses and accessory uses; Village District uses: Existing nonconforming buildings none; additions & new structures none except that a 25 ft rear yard is required for the parcel containing the store, subject to 118-531(D)(2)	See underlying zone for single family uses; Village District uses: 60% buildings & parking												See underlying zone for single family uses
Industrial #1	4 stories & 50 feet; 6 stories & 72 ft on lots 30 acres or larger; Multifamily and mixed use developments subject to Section 118-700 B.2.(l)(i-i)		5,000 sq ft	50 ft	35 feet from centerline subject to Sect 118-1000B; except for multifamily and mixed use developments which shall be located not more than ten (10) feet from property line, subject to 118-700 C.(6)		None except where residence zone abuts 10 feet per story or 20 feet whichever is greater, subject to 118-1000F; None for multifamily and mixed use developments	None except where residence zone or coastal waters about 10 feet per story or 20 feet whichever is greater, subject to 118-1000F; None for multifamily and mixed use developments	10 feet except where residence zone or coastal waters about 10 feet per story or 20 feet whichever is greater, subject to 118-1000F; None for multifamily and mixed use developments	50% for buildings, 90% for buildings and parking; None for multifamily and mixed use developments in transit oriented developments	1.0; 2.0 for multifamily and mixed use developments in transit oriented developments		150 sq ft per dwelling unit, may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreational areas	Multifamily and mixed use developments subject to Section 118-700 B.2.(l)(i-i)								
Light Industrial #2	4 stories & 55 feet		3 acres	None	30 feet Subject to Sect 118-1000B		30 ft except when bounded by residential zone, then 50 feet	60 ft except when bounded by residential zone, then 100 feet	30 ft except when bounded by residential zone, then 50 feet	40%												
Restricted Industrial	4 stories & 55 feet		43,560 sq ft	100 ft	30 feet Subject to Sect 118-711C		None except where provided shall be	10 feet	10 feet	50%												

**ARTICLE 70, Use Regulations Controlling Industrial Zones**

**§ 118-700. Industrial Zone No. 1. [Amended effective 12-20-1944; 11-1-1962; 9-25-1981; 12-10-1982; 9-13-1985; 6-29-1990; 11-27-1991; 6-28-2002; 9-27-2002; 7-27-2012; 3-29-2013; 2-28-2014; 2-27-2015; 6-30-2017]**

- A. Purpose and intent. The primary purpose of this zone is to provide areas which permit manufacturing and related uses, including warehouse, office, retail and single- and two-family housing. Heavy industrial uses would be allowed by Special Permit. The district is intended to provide low-scale industrial facilities interspersed with other uses and with the utilities and infrastructure necessary to support such industrial operations. The provisions of this zone are designed to recognize the need for manufacturing space while ensuring that these areas are compatible with adjacent residential neighborhoods and with the capacity of available infrastructure.
- B. Uses and structures.
- (1) Principal uses and structures. In an Industrial No. 1 Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) or more of the following uses and no other. Any use or structure having a gross floor area of twenty thousand (20,000) square feet or more or requiring fifty (50) parking spaces or more shall be permitted, subject to the provisions of § 118-1451, Site plan review. Properties located within the coastal zone boundary, shall be subject to coastal site plan review and all other requirements of § 118-1110 herein.
    - (a) Manufacture, processing or assembly of goods which are not noxious or offensive due to emission of noise, pollutants or waste.
    - (b) Warehouse, storage and wholesale distribution facilities, including package distribution facilities [Amended effective 4-29-2016]
    - (c) Transportation and bus storage terminals.
    - (d) Public utility supply and storage facilities.
    - (e) Building materials sale and storage yards, including contractor's storage yards. A contractor's storage yard located in the Industrial #1 zone may be used for the storage of empty containers and refuse collection receptacles that are exclusively used for the collection and disposal of construction debris in the construction trade, subject to the provisions of Section 118-1451 Site Plan Review where:
      - i. Said contractor's storage is located within one hundred (100) feet of an existing Solid Waste Transfer Station that has been approved by the Department of Energy and Environmental Protection (DEEP) or its predecessor the Department of Environmental Protection (DEP); and
      - ii. Neither the contractor's storage yard nor the Solid Waste Transfer Station are adjacent to residentially zoned property; and
      - iii. Neither the contractor's storage yard nor the Solid Waste Transfer Station are located within one thousand five hundred (1,500) feet of Interstate 95 (I-95). [Amended effective 6-30-2017]
    - (f) Offices, including medical offices, banks and financial institutions and contractor's offices. [Amended effective 1-26-2001; 5-29-2015]
    - (g) All principal uses permitted in the Marine Commercial Zone.

- (h) Retail stores, personal and business service establishments, including restaurants and taverns.
  - (i) Printing establishments.
  - (j) Municipal sewage treatment facilities.
  - (k) Research and development facilities.
  - (l) All uses, including special permit uses, permitted in the C Residence Zone. [Amended effective 1-26-2001; 7-24-2015]
  - (m) Off-street parking facilities.
  - (n) Oil or petroleum storage facilities of twenty thousand (20,000) gallons or less, propane gas storage of thirty thousand (30,000) gallons or less and natural gas storage of thirty thousand (30,000) cubic feet or less.
  - (o) Indoor contractor parking facility, subject to submittal of environmental impact statement certified by a licensed civil or environmental engineer. [Added effective 3-29-2013, amended effective 12-19-2014]
- (2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of § 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, [EN53](#) and any additional standards set forth herein:
- (a) Municipal utility plant or storage yard, as defined herein, oil and petroleum storage facilities of more than twenty thousand (20,000) gallons. [Added effective 9-27-2002]
  - (b) Gasoline stations and the sale and service of motor vehicles, subject to § 118-1010.
  - (c) Propane gas storage of more than thirty thousand (30,000) gallons and natural gas storage of more than thirty thousand (30,000) cubic feet, other than public utilities.
  - (d) Asphalt and concrete plants and recycling operations and rock crushing/processing facilities.
  - (e) Motor vehicle storage and junkyards.
  - (f) Solid waste transfer stations, recycling and composting centers and related facilities.
  - (g) Commercial recreation establishments.
  - (h) Hotels.
  - (i) Adult day care centers. [Added effective 8-31-2001]
  - (j) Helicopter landing sites, as an accessory use to a principal permitted use, subject to special permit review and to the following restrictions: the landing site shall be a minimum of 300 feet from a residence zone and flight operations shall be restricted to the hours of 7:00 am to 7:00 pm only. [Added effective 9-28-2001]
  - (k) Animal care centers, provided that the use is fully enclosed within a structure located on a lot a minimum of two acres in size, that the location of the use is located a minimum of one hundred and eighty (180) feet from a residential use as



certified by a licensed surveyor and that adequate provisions are made to control noise and odors emanating from the facility, subject to approval by the Zoning Commission. [Added effective 6-28-2002, amended effective 10-26-2012]

- (1) Multifamily dwellings, including mixed use developments, where the subject property is located within a designated area as shown on a map entitled "Designated Properties for Transit Oriented Development at South Norwalk Railroad Station." A defined recreation area of not less than one hundred fifty (150) square feet per dwelling unit shall be provided and located with due concern for the safety and convenience of the residents for whose use it is intended. [Added eff. 7-27-2012; amended effective 10-24-2014; 2-27-2015]
  - (i) Maximum Height: 6 stories and 72 feet above base flood level for multifamily and mixed use developments, provided that a minimum of ten percent (10%) the total number of units shall comply with Section 118-1050 Workforce Housing Regulation.
  - (ii) Residential Density: 800 square feet of lot area per dwelling unit for multifamily developments, provided that a minimum of ten percent (10%) the total number of units shall comply with Section 118-1050 Workforce Housing Regulation.
- (3) Uses which are not otherwise permitted in Subsection B(1) or (2) above shall not be permitted by variance in an Industrial No. 1 Zone.
- (4) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted subject to the following conditions:
  - (a) Outside storage as an accessory use shall be limited to a maximum height of twenty (20) feet, shall be limited in area to not more than twenty percent (20%) of the gross floor area of the principal structure, shall be confined to side and rear yards only and shall be effectively screened from view from adjacent properties.
  - (b) Testing and communications towers for research and development purposes to a maximum height of one hundred (100) feet. Testing towers may be attached to a building with the same maximum height restriction, provided that, if built on top of a building, the height of that building shall count in the calculation of the height of the tower. Towers shall not exceed length and width dimensions of sixty by sixty (60 x 60) feet.
  - (c) Commercial communication antennas are permitted as an accessory use when located on existing building or structure, subject to the height limitation of that zone, except that antennas mounted on existing buildings which meet or exceed the height limitation of that zone, may extend above the existing building height by no more than fifteen (15) feet. In addition, the color of the building shall be incorporated into the design of the antenna. [Added effective 4-25-1997]
  - (d) Municipal kennels are permitted as an accessory use when located on the same parcel as a municipal wastewater treatment plant, provided that the use is fully enclosed within a structure and that adequate provisions are made to control noise and odors emanating from the facility, subject to approval by the Zoning Commission. [Added effective 12-18-1998]

- (5) Additional standards for the Industrial No. 1 Zone.
- (a) Environmental impact. No use shall be allowed that is noxious or offensive by reason of the emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste. All industrial uses which may potentially emit such pollutants shall submit a written assessment of the environmental impacts of the proposed uses and a plan which demonstrates how the project will comply with local, state and federal environmental regulations.
  - (b) Environmental impact statement for indoor contractor parking facilities. No use shall be allowed that is noxious or offensive by reason of the emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste. A written assessment of the environmental impacts of the proposed uses shall accompany all applications for indoor contractor parking facilities and such statement shall be certified by a licensed civil or environmental engineer. [Added effective 12-19-2014]
  - (c) Sanitary facilities. Public sewer facilities shall be utilized and adequate provision for storm drainage shall be made as determined by the Commission.
  - (d) Illumination and noise. Exterior illumination and noise shall be controlled by design or screening so as not to intrude upon adjacent streets and properties.
- (6) All premises used as a junkyard or for storage of motor vehicles shall be maintained in strict accordance with the Regulation Concerning the Licensing of and Operation of Motor Vehicle Junk Yards, issued by the Commissioner of Motor Vehicles, State of Connecticut, as now in effect or as hereafter revised.
- C. Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, [EN54](#) and all other applicable sections of these regulations, and in addition:
- (1) The area within required yards, except for vehicle and pedestrian accessways, shall be landscaped with lawns, trees and shrubs.
  - (2) No side or rear yard shall be required where a lot abuts a railroad right-of-way.
  - (3) Public access.
    - (a) New developments on lots adjacent to the inner harbor [EN55](#) shall provide public access to the waterfront. Public accessways shall be an average of fifteen (15) feet in width and in the form of landscaped walks, boardwalks or piers designed to encourage active use by the public. Where access along the waterfront would, in the determination of the Commission, expose the public to hazardous conditions, the Commission may consider alternative forms of access to be provided. Reasonable time-of-day restrictions may be established regarding such public accessways where justified for reasons of security or public safety.
    - (b) Where the principal use of the property is a single- or two-family dwelling or a water-dependent use, the public access requirement shall not apply.
  - (4) The height, bulk, location and use of all buildings in existence at the time of adoption of this section are hereby declared to be in conformance with the requirements of this section, provided that, if such buildings are destroyed by fire, explosion, act of God or act of public enemy to an extent exceeding fifty percent (50%) of their assessed value, they

may be reconstructed only if the height, bulk, location and use of the building is substantially as it had previously existed, subject to approval by the Director of Planning and Zoning, except as modified where necessary to conform to the Flood Hazard Zone and coastal area management provisions of these regulations. The owners of such property shall document by A-2 Survey or other means the height, bulk, location and use of the building as it had previously existed.

- (5) Single- and two-family dwellings shall comply with the Schedule Limiting Height and Bulk of Buildings, Residential: C Residence. [EN56](#)
- (6) Existing structures that do not comply with the schedule of height and bulk requirements are hereby declared to be in conformance with these regulations provided that such structures are maintained, rehabilitated, and integrated into the proposed development. [Added effective 7-27-2012]

D. Off-street parking and loading requirements. See §§ 118-1200 through 118-1260, except that:

- (1) The principal use and structure shall be located between the street and all parking facilities. Underground parking facilities, the roofs of which are less than three (3) feet above the center-line elevation of the street, shall be exempt from this requirement. Above-ground parking facilities, proposed for properties located in the “Designated Properties for the Transit Oriented Development at South Norwalk Railroad Station” area, that are within the Industrial No. 1 Zone District and “Flood Zone AE,” where new construction for residential dwellings at street level would be at or below base flood level, may be exempt from this requirement subject to the Commission finding that suitable architectural enhancements are provided to mitigate the exemption. [Added effective 7-27-2012; amended effective 2- 28-2014]
- (2) Designated Properties for Transit-Oriented Development (TOD) at South Norwalk Railroad Station developed for residential use shall provide a minimum of one (1) parking space per studio dwelling unit, one (1) parking space per one (1) bedroom dwelling unit and two (2) parking spaces per two (2) bedroom or larger dwelling unit provided that the amount of parking spaces provided shall in no event be less than an average of 1.30 parking spaces per dwelling unit. [Added effective 10-24-2014]

E. Sign regulations. See §§ 118-1290 through 118-1295.

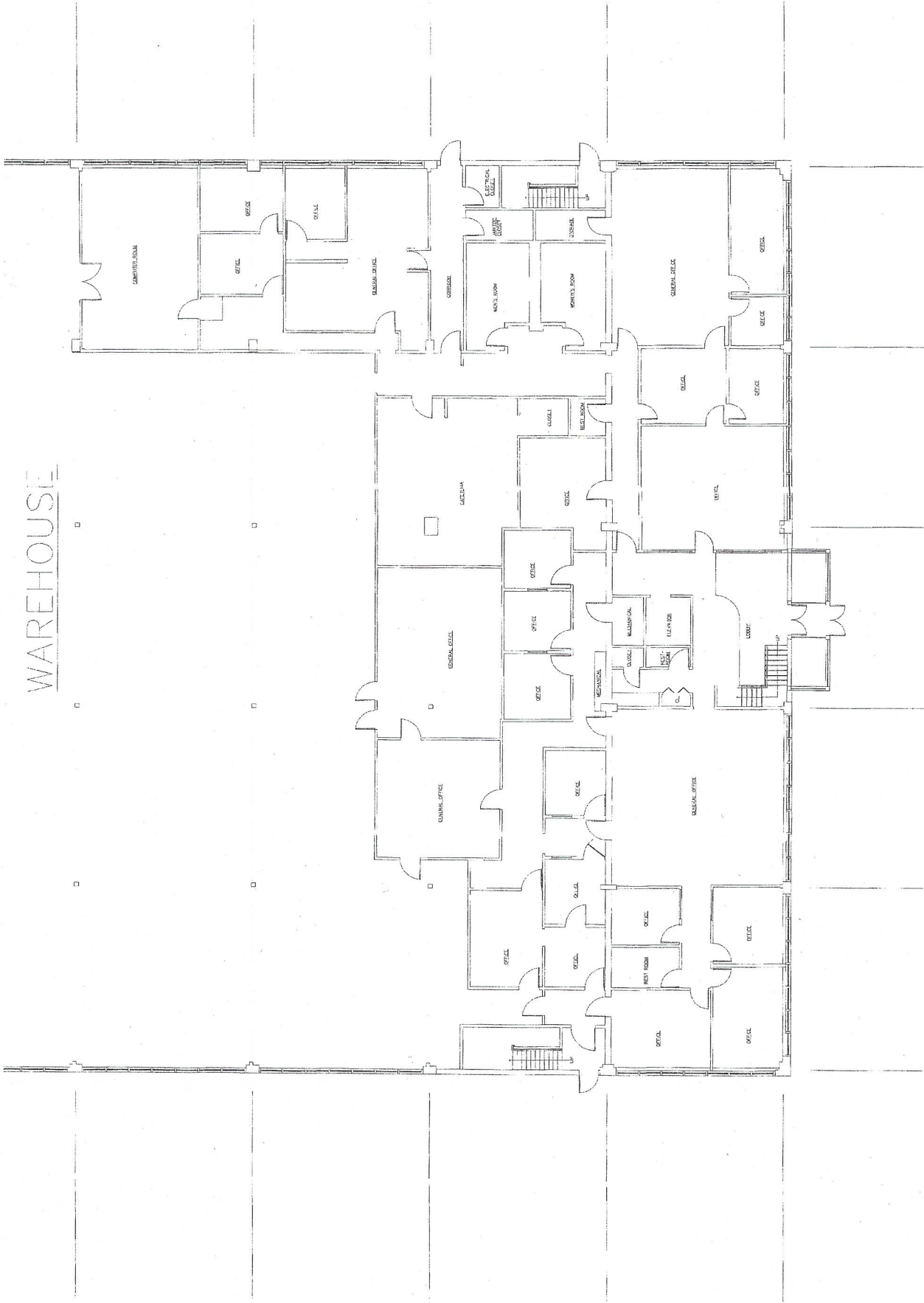
**§ 118-710. Light Industrial Zone No. 2. [Added effective 7-24-1958; amended effective 11-9-1959; 9-15-1975; 2-28-2003, 5-2-2003, 12-23-2005, 2-26-2007]**

A. [Amended effective 11-27-1991; 2-28-2003] All regulations applicable to Industrial Zone No. 1 shall be applicable to Light Industrial Zone No. 2 with the following exceptions or additions:

- (1) Principal uses and Structures. Except as hereinafter set forth, the only use permitted in Light Industrial Zone No. 2 is light industrial manufacturing. All other uses are prohibited, except as noted below
- (2) Special permit uses and structures. The following uses shall be permitted by special permit in accordance with the provisions of §118-1450, Special Permits, and shall comply with the designated Schedule Limiting Height and Bulk of Buildings, Commercial & Industrial Part 1, unless otherwise stated, and the additional standards set forth herein: [Amended effective 12-23-2005]



WAREHOUSE



1ST. FLOOR  
PLAN

WAREHOUSE

WAREHOUSE



2ND FLOOR  
PLAN

design collaborative  
architects, p.c.

KASPER ASSOCIATES, Inc.  
ENGINEERS & LANDSCAPE ARCHITECTS

765 Fairfield Avenue - Bridgeport, Ct. 06604

SECOND FLOOR PLAN

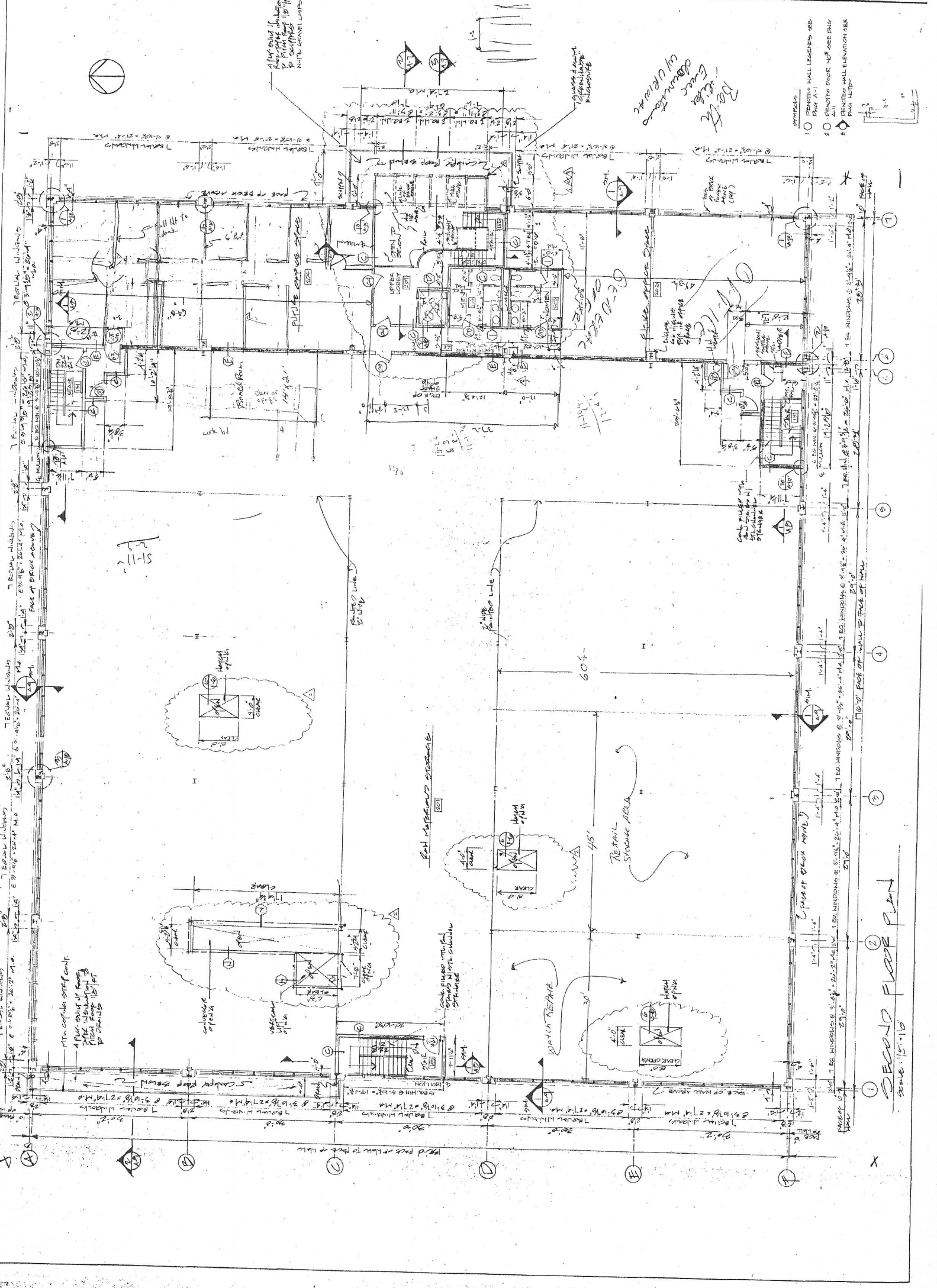
PROPOSED INDUSTRIAL FACILITY

WATER STREET & DAY STREET - NORWALK, CONN.

Prepared For  
TRUDY TOY COMPANY

JOB NO. 4274

SCALE	1/8" = 1'-0"	
DWG. DATE	Dec 19, 1983	
DESIGNED BY	R.E. M.M.	
DRAWN BY	R.E. M.M., J.L.	
CHECKED BY	R.E.S.	
BY	DATE	REVISIONS
1	1/28/84	1.00
2	2/1/84	2.00
3	2/15/84	3.00
4	2/22/84	4.00
5	3/1/84	5.00
6	3/8/84	6.00
7	3/15/84	7.00
8	3/22/84	8.00
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22	6/28/84	22.00
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74	6/26/85	74.00
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77	7/17/85	77.00
78	7/24/85	78.00
79	7/31/85	79.00
80	8/7/85	80.00
81	8/14/85	81.00
82	8/21/85	82.00
83	8/28/85	83.00
84	9/4/85	84.00
85	9/11/85	85.00
86	9/18/85	86.00
87	9/25/85	87.00
88	10/2/85	88.00
89	10/9/85	89.00
90	10/16/85	90.00
91	10/23/85	91.00
92	10/30/85	92.00
93	11/6/85	93.00
94	11/13/85	94.00
95	11/20/85	95.00
96	11/27/85	96.00
97	12/4/85	97.00
98	12/11/85	98.00
99	12/18/85	99.00
100	12/25/85	100.00



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"